

Fauquier County Department of Community Development
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MINOR SITE PLAN CHECKLIST Page 1 of 3

Pre-application meeting is recommended.

Please type or print legibly.

REQUIREMENT	YES	NO	N/A - State reason Separate sheet if necessary
PROJECT NAME:			
DOCUMENTATION			
1. Completed original Land Development Application form.			
2. Completed Checklist. (Zoning, Engineering & VDOT)			
3. Separate fee check(s). (Zoning and Engineering)			
4. Submit 10 folded copies of site plan.			
5. Additional information as requested.			
SITE PLAN REQUIREMENTS See Section 12 of Zoning Ordinance, available on our web site			
REQUIREMENT	YES	NO	N/A - State reason
The Site Plan shall:			
1. Name & address of Owner or Developer) (12-301)			
2. Magisterial District (12-301)			
3. County & State (12-301)			
4. North Point (12-301)			
5. Date (12-301)			
6. Scale of Drawing not to exceed 1"=50' (12-301)			
7. Number of Sheets			
8. A block 4"x4" for use of approving authority and a signature line for each agency approval. Example available upon request (12-301)			
9. Sheet size not to exceed 42" (12-301)			
10. Match line, if plan is on more than one sheet (12-301)			
11. List type and use of zoning category (Sec. 3-300 of Zoning Ordinance) under which the proposed development is being filed.			
12. List the zoning and present use of the subject and adjacent parcels (3-301)			
13. List the minimum requirements as stated in Part 4 of Article 3 of the Zoning Ordinance			
14. The general notes to indicate whether the development is allowed by-right or whether a Special Permit or Special Exception is required. Also, the date such permits were approved and all required conditions (12-301)			

MINOR SITE PLAN CHECKLIST Page 2 of 3

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SITE PLAN REQUIREMENTS See Section 12 of Zoning Ordinance, available on our web site

REQUIREMENT	YES	NO	N/A - State reason
15. A certificate signed by the engineer or surveyor setting forth the source and title of the owner of the tract, the owner's name and place of record of the last instrument in the chain of title (including deed book and page number (12-302.3)			
16. Existing and proposed streets and easements, their names, numbers and widths, existing and proposed utilities of all types, water courses and their names (12-302.4)			
17. Location, type and size of ingress and egress of the site (12-302.5)			
18. Location, type, size and height of all fencing, screening and retaining walls where required (12-302.6)			
19. All off-street parking, parking bays, loading spaces, walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required (12-302.7)			
20. Handicapped parking is required as additional parking. One handicap space per 25 spaces is required (12-600)			
21. Number of floors, floor area, height and location of each building, and proposed general use for each building. If single family attached or multi-family, the number and size and type of dwelling units (12-302.8)			
22. Front elevations to scale (12-302.9)			
23. Existing and proposed water and sanitary sewer facilities indicating all pipe sizes, types and grades and where connection is to be made to an existing or proposed central water and sewer system (12-302.10)			
24. Adequate provision for the disposition of natural and stormwater with respect to quality and quantity. Direction and type of drainage from any stormwater control structures (12-302.11)			
25. Provision and schedule for the adequate control of erosion and sedimentation indicating proposed temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading and construction (12-302.12)			
26. Existing topography accurately shown with a max. of 2' contour interval at a scale of not less and 50' to an inch (12-302.13)			
27. Proposed finished grading by contour supplemented where necessary by spot elevations. (12-302.14)			
28. All horizontal dimensions shown on the site plan shall be in feet and decimals of a foot to be closest to one hundredth of a foot. All bearings in degrees, minutes and seconds to the nearest ten seconds (12-302.15)			
29. A landscape design plan, based upon accepted professional design layouts and principals, and in accord with Section 7-600 of the Zoning Ordinance (12-302.16)			

MINOR SITE PLAN CHECKLIST Page 3 of 3*Pre-application meeting is required.**Please type or print legibly.**** SITE PLAN REQUIREMENTS** See Section 12 of Zoning Ordinance, available on our web site

REQUIREMENT	YES	NO	N/A - State reason
30. Site plans for the expansion of an existing use on the same lot or onto an adjacent lot must show all existing facilities as well as those proposed. (12-302.18)			
31. Incorporate latest County Soil Survey Map (or Type 1 Soil map if available) along with the "Summary of Soil Characteristics and Use Potential" for each mapping unit from the most current <i>Interpretive Guide to Soils of Fauquier County</i> and 5 foot contours			
32. Required floodplain limit studies on plan sheets with references to properties affected and center line of stream (12-617)			
33. The width of right -of-way and all easements (12-609)			
34. Floodplain limits which are established by current FEMA and/or engineering methods (12-617.5)			
35. A written estimate of the cost of on-site and off-site improvements (Bond Estimate) (12-602)			
36. Certified lighting plan prepared by qualified electrical engineer (12-620)			

CERTIFICATION OF APPLICATION SUBMISSION

I hereby certify that the stated information is included in the attached site plan application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning, or required by special exception, special permit, variance approval, special agreements or covenants.

Engineer or Surveyor's Signature

Firm Name

Date